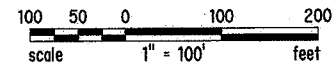
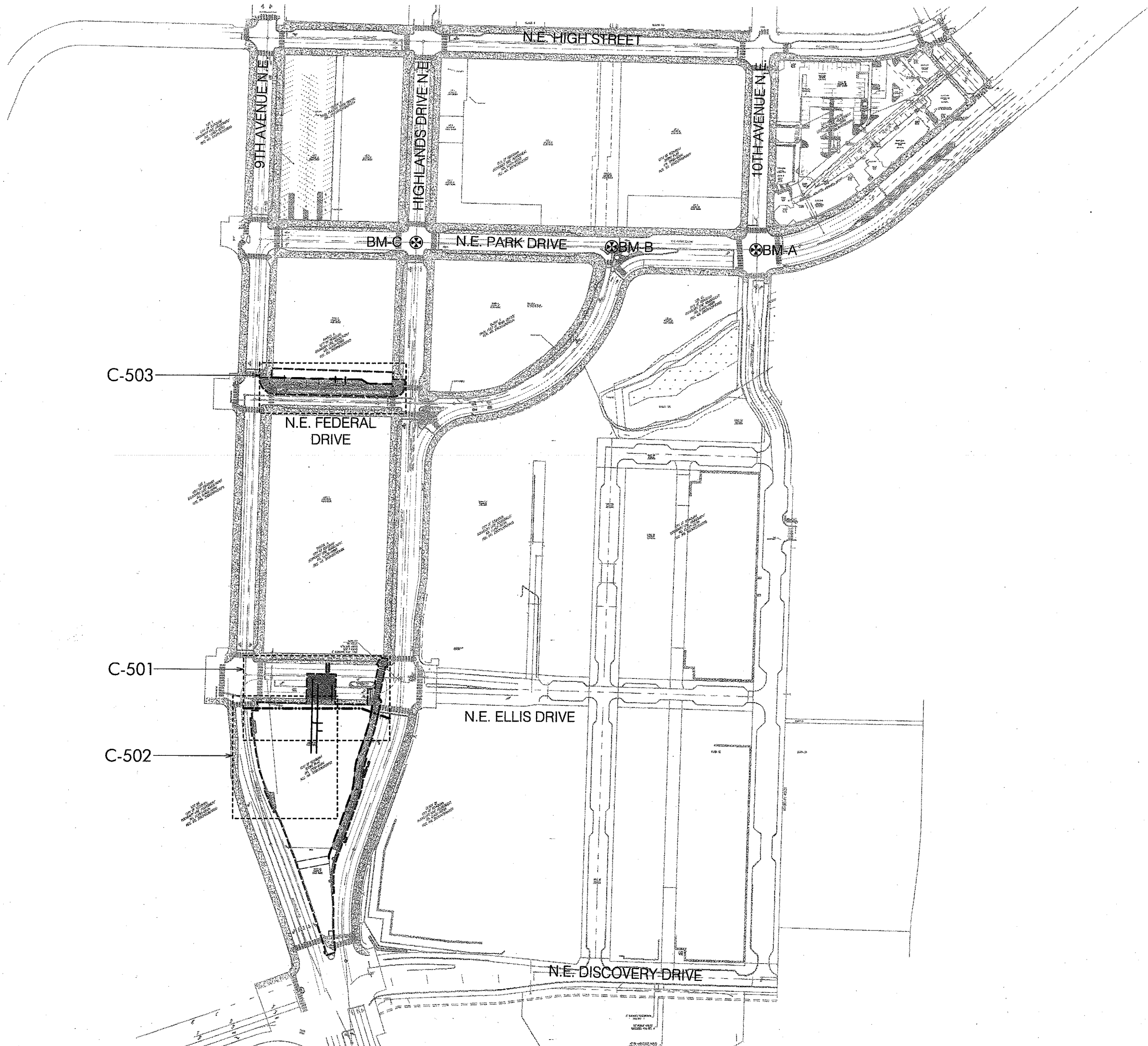


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RECORD DRAWING NOTE
CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.

APPROVAL CONDITIONS			
BY _____ DATE _____			
APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD			
BY _____ DATE _____			
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager		Date	
Public Works Engr Director		Date	

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION



GRAND RIDGE PLAZA

ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 295
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers



JOB NUMBER: 96211.50

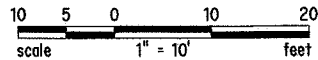
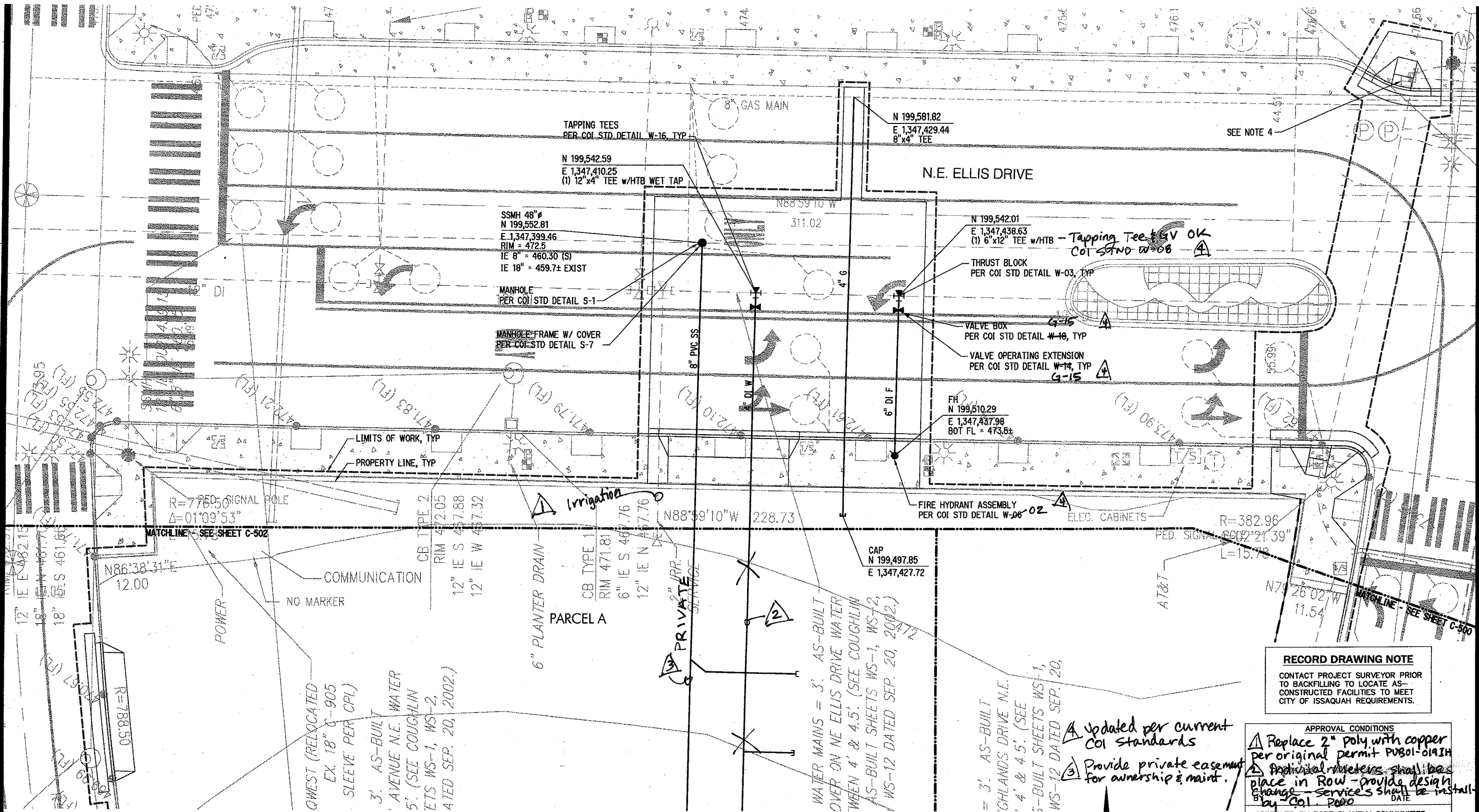
NO.	DATE	DESCRIPTION
DRAWN BY:	TOR	
DESIGNED BY:	JRA	
CHECKED BY:	MJJ	
DATE:	OCTOBER 25, 2012	
PUB12-00257		

UTILITY KEY PLAN

STREET IMPROVEMENTS

SHEET 32 OF 38

C-500



NOTES:

- SEE SHEETS C-002 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
- SEE SHEETS C-010 THROUGH C-012 FOR ISSAQUAH HIGHLANDS GENERAL NOTES.
- SEE SHEET C-021 FOR SUPPLEMENTAL NOTES ON WATER AND SANITARY SEWER.
- SEE TRAFFIC SIGNAL PLANS BY TRANSPO FOR REVISED LOCATION OF POWER BOX.

RECORD DRAWING NOTE

CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.

APPROVAL CONDITIONS

- Replace 2" poly with copper per original permit PUB01-0191H
- Individual meters shall be placed in Row - provide design change - services shall be installed by Col. Road

APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD

BY		DATE	
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager	Date	Public Works Engr Director	Date
	10/26/12		10/29/12

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ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 295
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES

Structural + Civil Engineers



JOB NUMBER: 96211.50

NO.	DATE	DESCRIPTION
DRAWN BY:	TOR	
DESIGNED BY:	JRA	
CHECKED BY:	MWJ	
DATE:	OCTOBER 26, 2012	

PUB12-00257

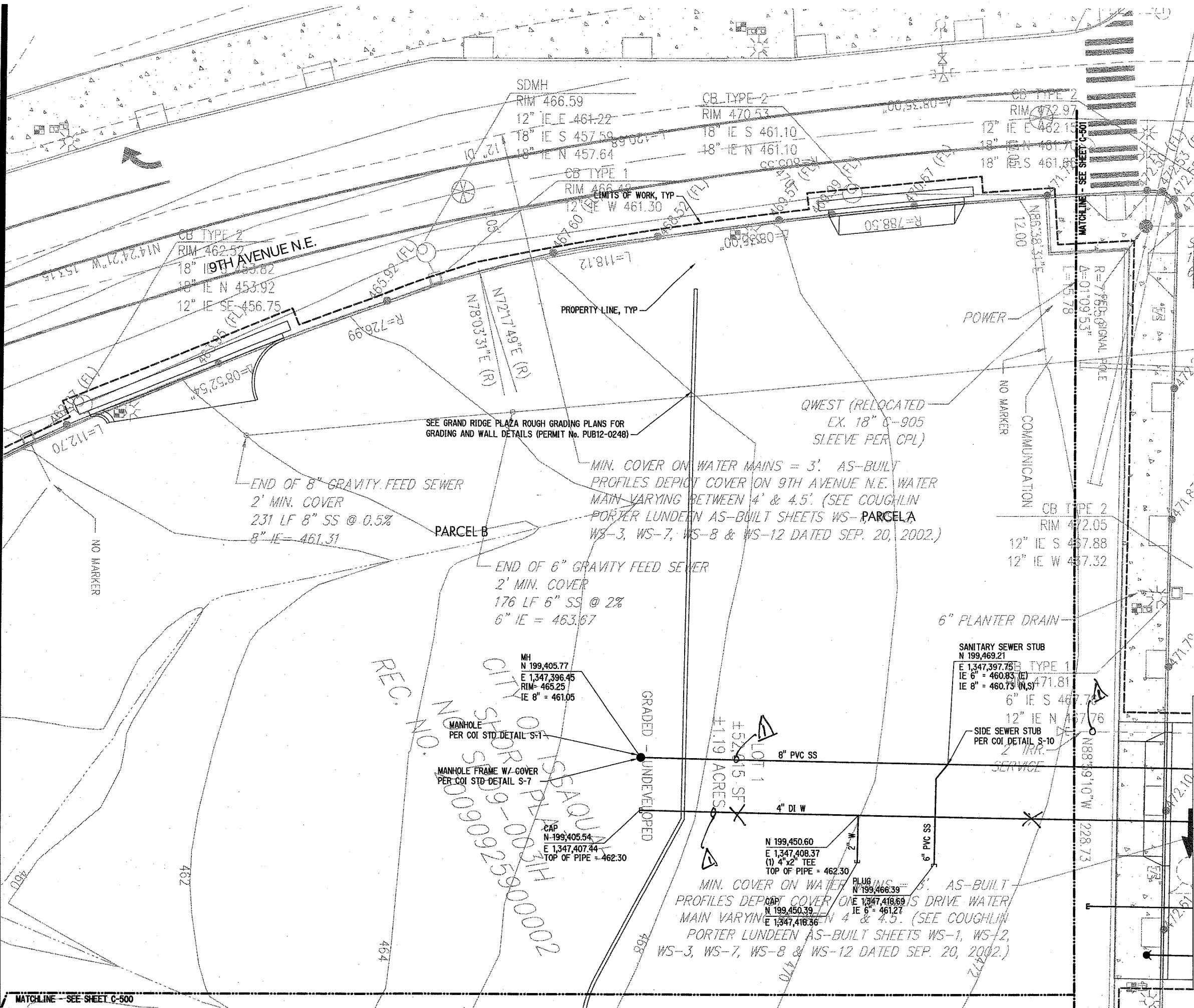
UTILITY PLAN

STREET IMPROVEMENTS

SHEET 33 OF 38

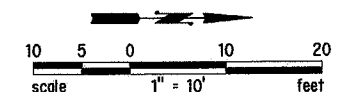
C-501

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NOTES:

1. SEE SHEETS C-002 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
2. SEE SHEETS C-010 THROUGH C-012 FOR ISSAQUAH HIGHLANDS GENERAL NOTES.
3. SEE SHEET C-021 FOR SUPPLEMENTAL NOTES ON WATER AND SANITARY SEWER.



RECORD DRAWING NOTE

CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.

APPROVAL CONDITIONS

See sheet C-501

BY _____ DATE _____

APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

Public Works Engr Director Date

10/26/12 10/29/12

10/26/12 10/29/12

10/26/12 10/29/12

10/26/12 10/29/12

10/26/12 10/29/12

10/26/12 10/29/12

10/26/12 10/29/12



GRAND RIDGE PLAZA

ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 295
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES

Structural + Civil Engineers



JOB NUMBER: 96211.50

NO. DATE DESCRIPTION

DRAWN BY: TOR

DESIGNED BY: JRA

CHECKED BY: MJJ

DATE: OCTOBER 25, 2012

PUB12-00257

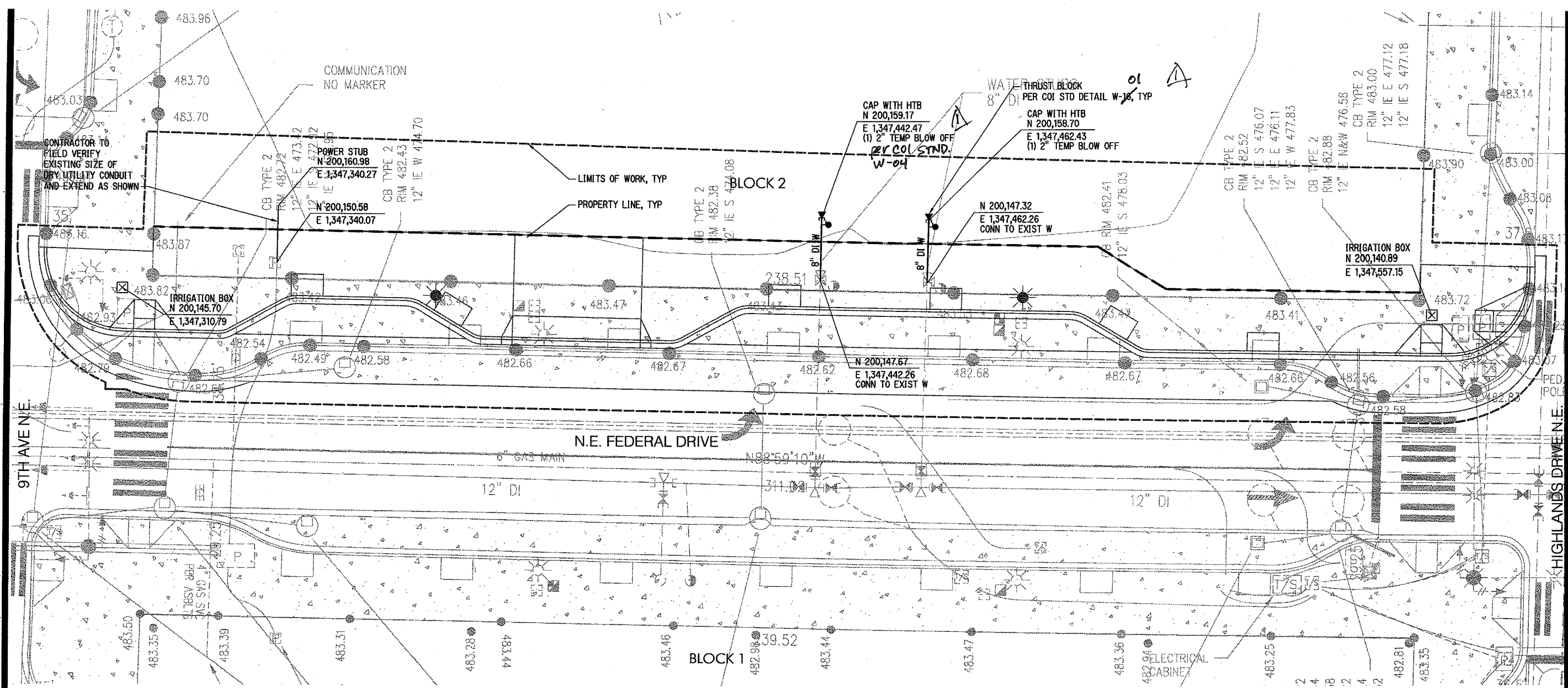
UTILITY PLAN

STREET IMPROVEMENTS

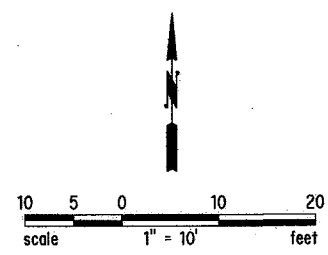
SHEET 34 OF 38

C-502

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RECORD DRAWING NOTE
CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.



- NOTES:**
- SEE SHEETS C-002 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
 - SEE SHEETS C-010 THROUGH C-012 FOR ISSAQUAH HIGHLANDS GENERAL NOTES.
 - SEE SHEET C-021 FOR SUPPLEMENTAL NOTES ON WATER AND SANITARY SEWER.

APPROVAL CONDITIONS			
Updated per current COI Standards.			
BY _____		DATE _____	
APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD			
BY _____		DATE _____	
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager		Date	
Public Works Engr Director		Date	

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

ISSAQUAH HIGHLANDS
LIVING GREEN™

GRAND RIDGE PLAZA

ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 205
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

JOB NUMBER: 96211.50

NO.	DATE	DESCRIPTION
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DESIGNED BY: JRA		
CHECKED BY: MJJ		
DATE: OCTOBER 25, 2012		
PUB12-00257		

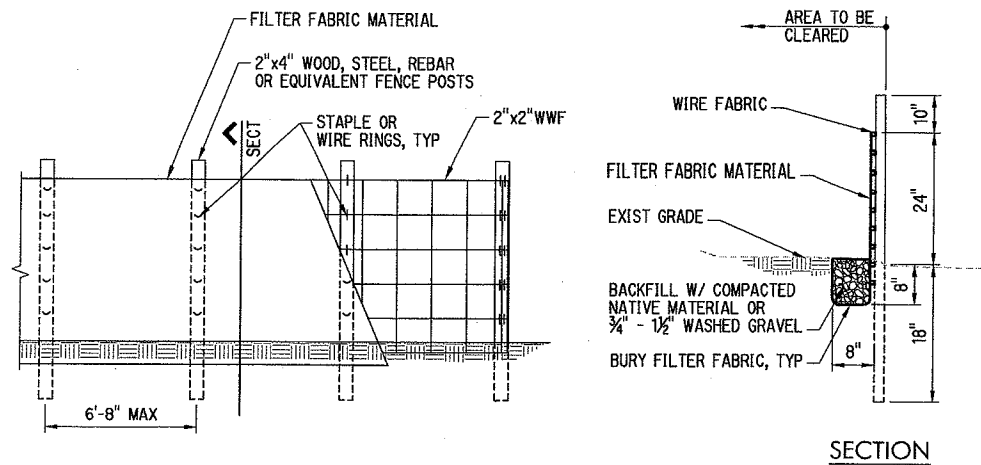
UTILITY PLAN

STREET IMPROVEMENTS

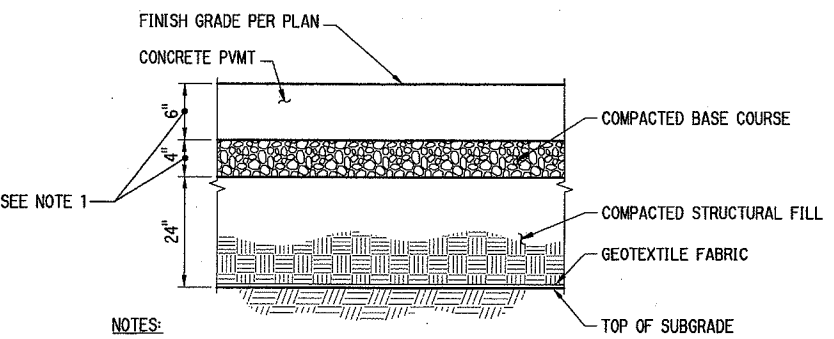
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C-503

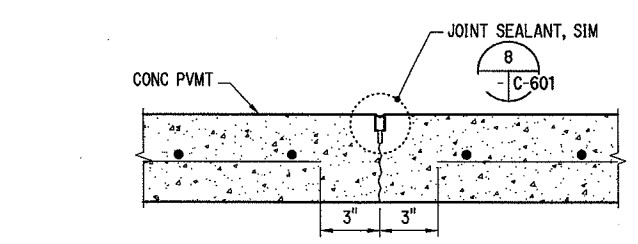
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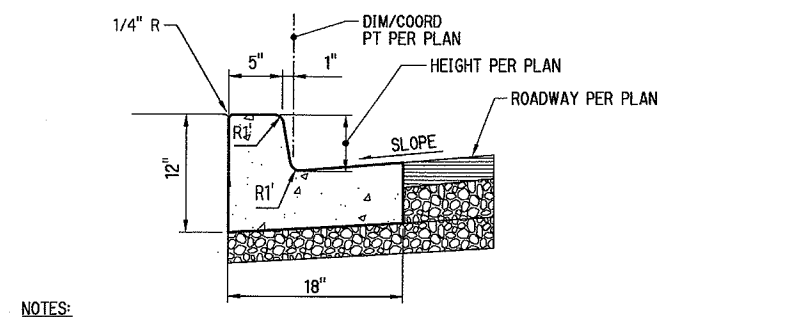
FILTER FABRIC FENCE
NTS
C-102, C-105 | C-601



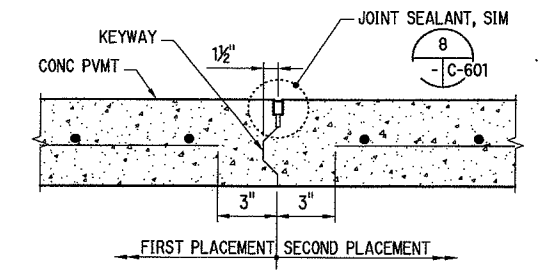
CONCRETE PAVEMENT
NTS
C-301, C-302, C-303, C-304, C-305 | C-601



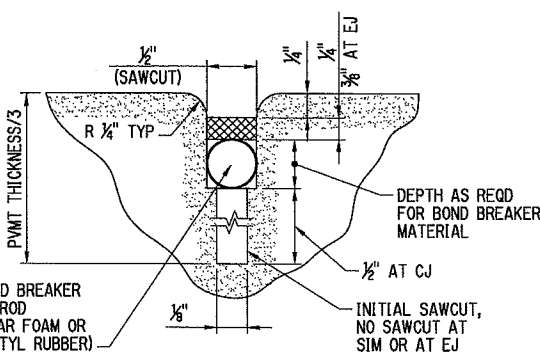
WEAKENED PLANE JOINT (WPJ)
NTS
C-601



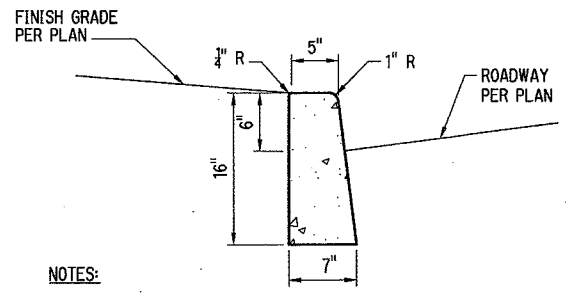
CONCRETE CURB & GUTTER
NTS
C-301, C-302, C-303, C-304, C-305 | C-601



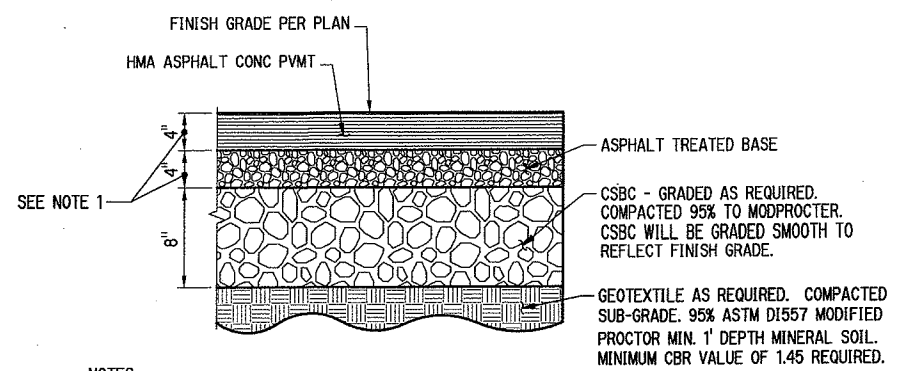
CONSTRUCTION JOINT (CJ)
NTS
C-601



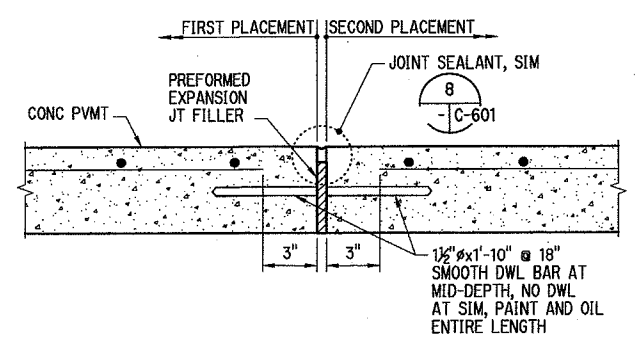
JOINT SEALANT
NTS
C-601



VERTICAL CURB
NTS
C-601



ASPHALT CONCRETE PAVEMENT
NTS
C-301, C-302, C-303, C-304, C-305 | C-601



EXPANSION JOINT (EJ)
NTS
C-601

RECORD DRAWING NOTE
CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.

APPROVAL CONDITIONS	
BY	DATE
APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD	
BY	DATE
PLANNING	ENGINEERING
DSD Planner Date	DSD Engineer Date
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
DSD LS Arch. Date	DSD Engineer Date
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
Land Development Manager Date	Public Works & Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

ISSAQUAH HIGHLANDS
LIVING GREEN™

GRAND RIDGE PLAZA

ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 295
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

JOB NUMBER: 96211.50

NO.	DATE	DESCRIPTION
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DESIGNED BY:	JRA	
CHECKED BY:	MJ	
DATE:	OCTOBER 25, 2012	
PUB12-00257		

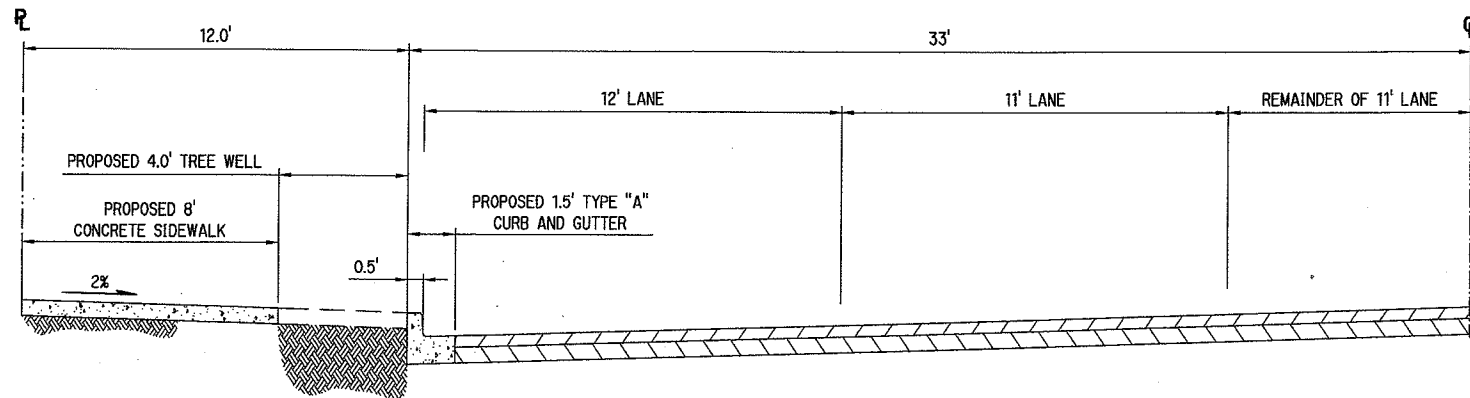
SECTIONS AND DETAILS

STREET IMPROVEMENTS

SHEET 36 OF 38

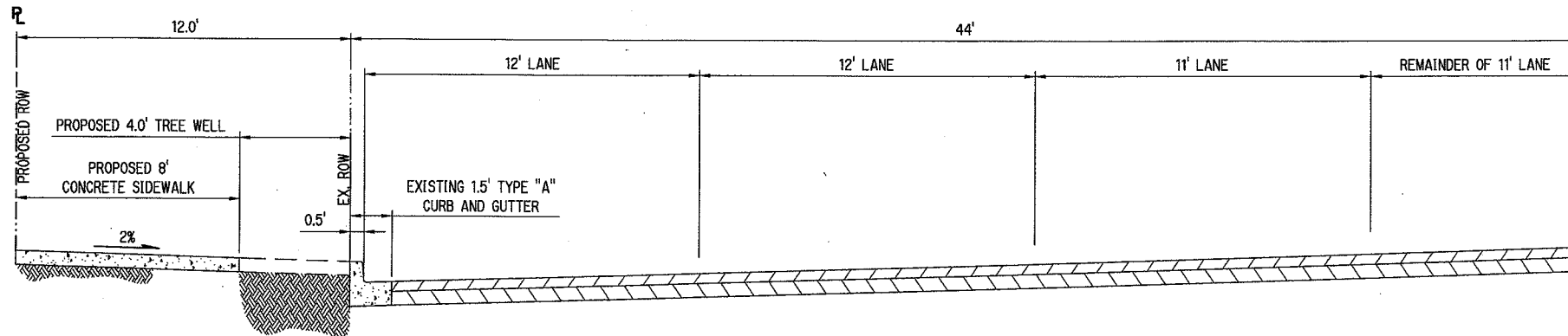
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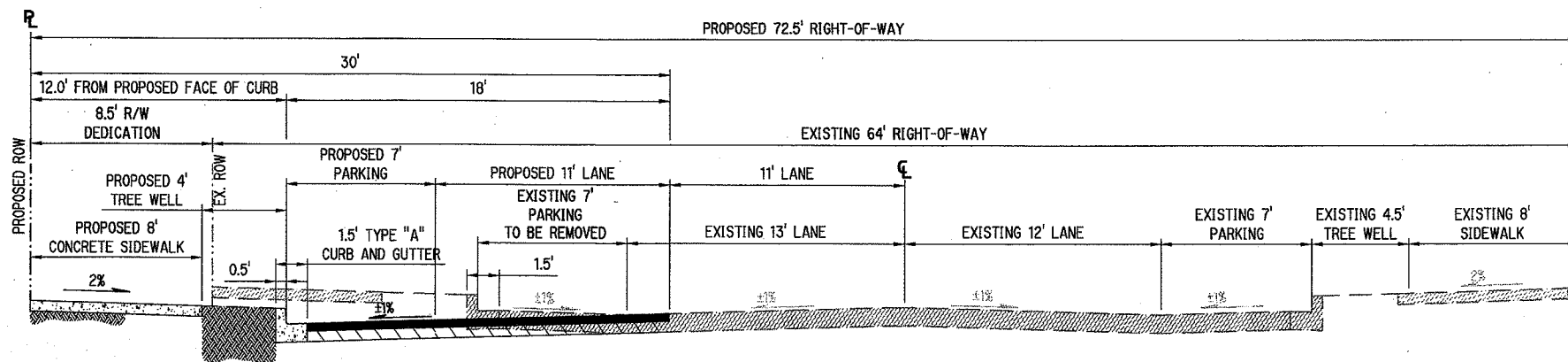
HIGHLANDS DRIVE
NTS

A
C-301 | C-602



HIGHLANDS DRIVE
NTS

B
C-302 | C-602



N.E. FEDERAL DRIVE
NTS

C
C-305 | C-602

RECORD DRAWING NOTE
CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.

APPROVAL CONDITIONS			
BY	DATE		
APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD			
BY	DATE		
PLANNING			
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
ENGINEERING			
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager			
Public Works Engr Director			

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GRAND RIDGE PLAZA

ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 206
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES

Structural + Civil Engineers



JOB NUMBER: 96211.50

NO.	DATE	DESCRIPTION
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DESIGNED BY:	JRA	
CHECKED BY:	MJJ	
DATE:	OCTOBER 25, 2012	

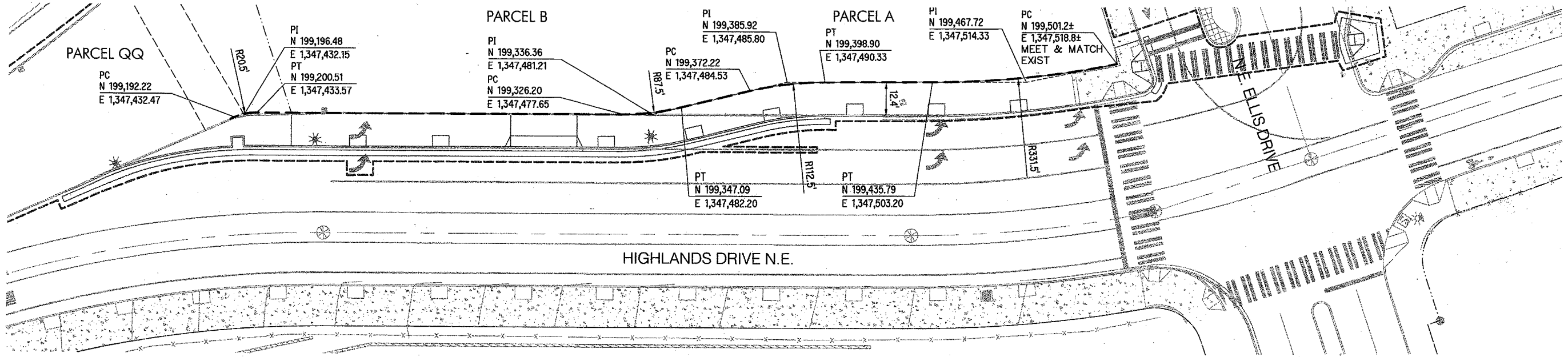
PUB12-00257

SECTIONS AND DETAILS

STREET IMPROVEMENTS

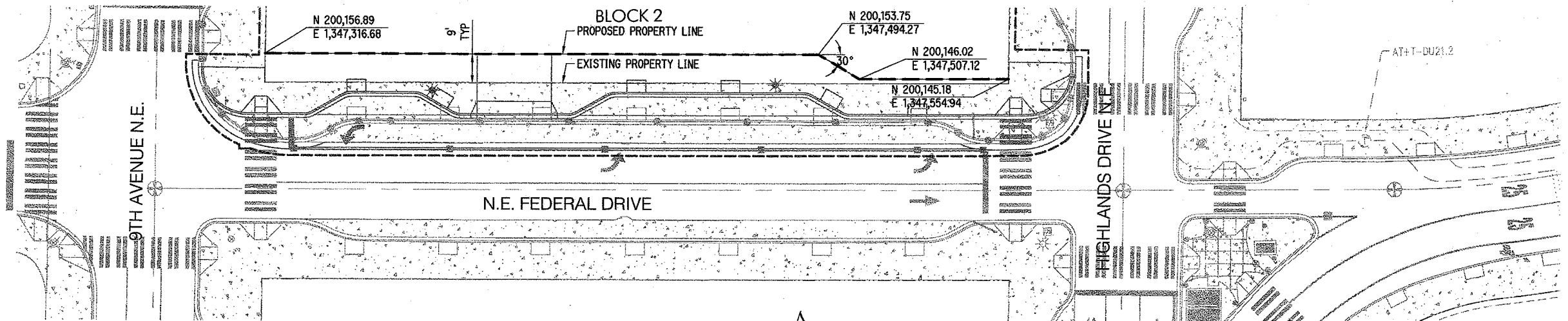
SHEET 37 OF 38

C-602



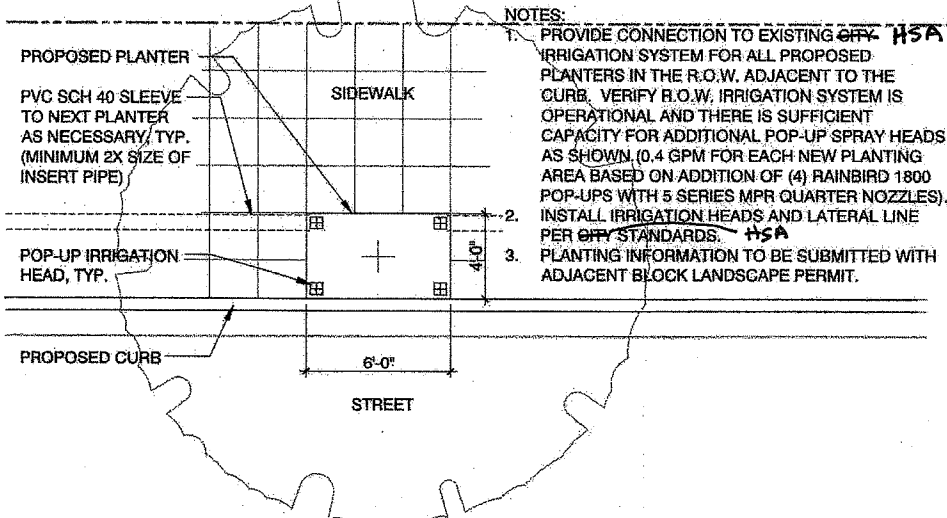
N.E. HIGHLANDS DRIVE PROPERTY LINE ADJUSTMENT

1"=20' C-101, C-102, C-603



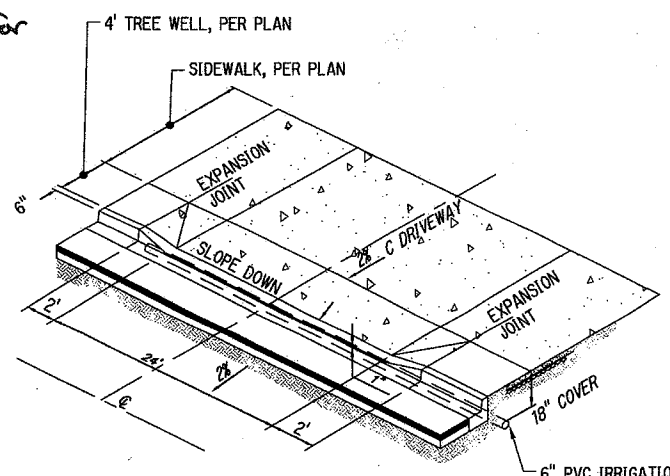
N.E. FEDERAL DRIVE PROPERTY LINE ADJUSTMENT

1"=20' C-105, C-603



- NOTES:
1. PROVIDE CONNECTION TO EXISTING ~~OFF~~ **HSA** IRRIGATION SYSTEM FOR ALL PROPOSED PLANTERS IN THE R.O.W. ADJACENT TO THE CURB. VERIFY R.O.W. IRRIGATION SYSTEM IS OPERATIONAL AND THERE IS SUFFICIENT CAPACITY FOR ADDITIONAL POP-UP SPRAY HEADS AS SHOWN (0.4 GPM FOR EACH NEW PLANTING AREA BASED ON ADDITION OF (4) RAINBIRD 1800 POP-UPS WITH 5 SERIES MPR QUARTER NOZZLES). INSTALL IRRIGATION HEADS AND LATERAL LINE PER ~~OFF~~ **HSA** STANDARDS.
 2. PLANTING INFORMATION TO BE SUBMITTED WITH ADJACENT BLOCK LANDSCAPE PERMIT.

Submit irrigation plan to the High Streets Association (HSA) for review & approval.



1. SEE CITY OF ISSAQUAH STANDARD DETAIL T-06 FOR ADDITIONAL INFORMATION

RECORD DRAWING NOTE

CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS.

APPROVAL CONDITIONS

Must use dedication or other tool to implement

BY	DATE
APPROVED BY PORT BLAKELY COMMUNITIES FOR REVIEW BY THE DSD	
BY	DATE
PLANNING	ENGINEERING
DSD Planner	DSD Engineer
Date	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
DSD LS Arch.	DSD Engineer
Date	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
Land Development Manager	Date
Public Works Dir. Director	Date

IRRIGATION AT PROPOSED RIGHT-OF-WAY PLANTERS

NTS C-301, C-302, C-303, C-304, C-305, C-603

COMMERCIAL DRIVEWAY WITH 2' WINGS

NTS C-301, C-302, C-303, C-304, C-305, C-603

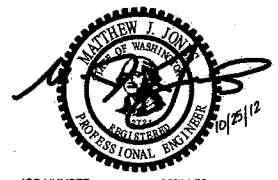
GRAND RIDGE PLAZA

ISSAQUAH, WA

GRAND RIDGE PLAZA II, LLC
5335 MEADOWS ROAD, SUITE 235
LAKE OSWEGO, OREGON 97035

MAGNUSSON KLEMENCIC ASSOCIATES

Structural + Civil Engineers



JOB NUMBER: 96211.50

NO.	DATE	DESCRIPTION
DRAWN BY:	TOR	
DESIGNED BY:	JRA	
CHECKED BY:	MJW	
DATE:	OCTOBER 25, 2012	
PUB12-00257		

SECTIONS AND DETAILS

STREET IMPROVEMENTS

SHEET 38 OF 38

C-603

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